

Local Facilities/Services

Sustainability points are awarded for developments that meet the criteria within with NPT Parking Standards SPG for their proximity, in terms of walking distance to local amenities, public transport, cycle routes, and the frequency of local transport. The maximum walking distance is defined as the distance along the most appropriate route from the point of origin (or centre of development) to the facility. Award of these sustainability points will result in a reduction in parking requirements for the development.

It is noted that the proposal comprises 4 no. parking spaces (2 no. EV spaces and 2 no. disabled spaces). It is fully acknowledged that the parking spaces provided is significantly less than the required level stated in the Parking Standard SPG (1 space per dwelling for apartment buildings). Therefore, a sustainability appraisal is undertaken below to justify this parking provision:

- **Local facilities** include a foodstore* over 1000m², chemist, post office, health-care facility** and school. Access to two of these within the same walking distance will score single points, whereas access to more than two of these will result in double points.

*Foodstore includes larger convenience type shop and supermarket. **Health-care facility includes doctor's surgery and dentist.

- **Public Transport** = Access to bus stop or railway station.
- **Cycle Route** = Needs to be segregated from vehicular traffic and must provide links to local facilities and employment areas.

Sustainability Criteria	Max Walking Distance (m)	Points	Score	Notes
Local Facilities	200 400 800	3 2 1	3pts x 2 = 6	Neath General Market = 62m Neath Chemist = 120m The Canterbury Arms = 95m
Public Transport	300 400 800	3 2 1	3	Neath Station = 102m Nearest Bus Stop (outside station) = 75m Neath Bus Station = 137m
Cycle Route	200	1	0	Cycle Route 47 located approx. 400m from site
Public Transport Frequency	Frequency			
	5 minutes 20 minutes 30 minutes	3 2 1	2	Transport for Wales and GWR services to Cardiff Central, Swansea, Milford Haven, Fishguard and London Paddington with frequency of 10-20 mins
			Total: 11	

Total = **11 pts**

- Local Facilities: **6 pts** (double points for 3 local facilities within 200m)
- Public Transport: **3 pts** (all within 300m of site)
- Cycle Route: **0 pts** (Cycle Route No. 47 located approx. 400m from site)
- Public Transport Frequency: **2 pts** (frequency of 10-20 mins on average)

Reductions in Parking Requirement

Sustainability Points	Parking Reduction
Residential Developments	
10 pts	2 spaces per dwelling
7 pts	1 space per dwelling
All Other Developments (other than shops and retail warehouses)	
10 pts	30%
7 pts	20%
5 pts	10%

Appraisal

The site scores 11 points in the sustainability assessment, proving that the site is located within a highly sustainable location, with local facilities, train station and bus stops located within 200m of the site. Despite not delivering 1 space per dwelling, it provides a strong argument for parking reduction in terms of sustainability. As the total points scored is above the 10-pts standard, a parking reduction of 2 spaces per dwelling is applied to the overall scheme.

Queen Street is located in a highly sustainable location within walking distance of the train station, bus station and is accessible to all main bus routes. The facilities of the Town Centre are all within easy walking distance. There are numerous multi storey car parking facilities within walking distance of the application site. Sufficient, secure cycle parking accessible to all future residents will be provided on site to cater for sustainable, alternative means of transport, to reduce the dependency on car travel.

Policy SP3 (Sustainable Communities) within the Adopted Neath Port Talbot LDP emphasises the role of settlement hierarchy for new development. Towns, in particular Neath, lies at the top of the settlement hierarchy which is defined as *“regionally important settlements providing the widest and most diverse range of functions. Located on the strategic road network, they are fully accessible by a range of transport options”*. One of the biggest selling points for the proposal is its close proximity to Neath Bus and Train Station, being just over 100m away. Future residents will benefit from direct access to major cities and towns such as Cardiff, Swansea, Milford Haven and London, practically on their doorstep.

Future Wales 2040 states that the Welsh Government will be investing significantly to improve active travel and public transport. This will be combined with the implementation of policies in Planning Policy Wales which require development to be directed towards sustainable locations and designed to make it possible for everyone to make sustainable and healthy travel choices for their daily journeys. It will also require planning authorities to refuse planning permission for car-dependent developments which would otherwise encourage car use and undermine sustainable travel. In light of this guidance, the proposals accord with Policy 12 (Regional Connectivity) within Future Wales 2040 by promoting the use of active transport and relying less on vehicles. Any additional parking spaces would therefore be surplus, given the nature of location and proximity to public transport hubs and local facilities.

Conclusion

After conducting the sustainability assessment and evaluating the surrounding context, it is considered that the proposed number of parking for the scheme is viable given its close proximity to public transport hubs and local facilities.

Appendices

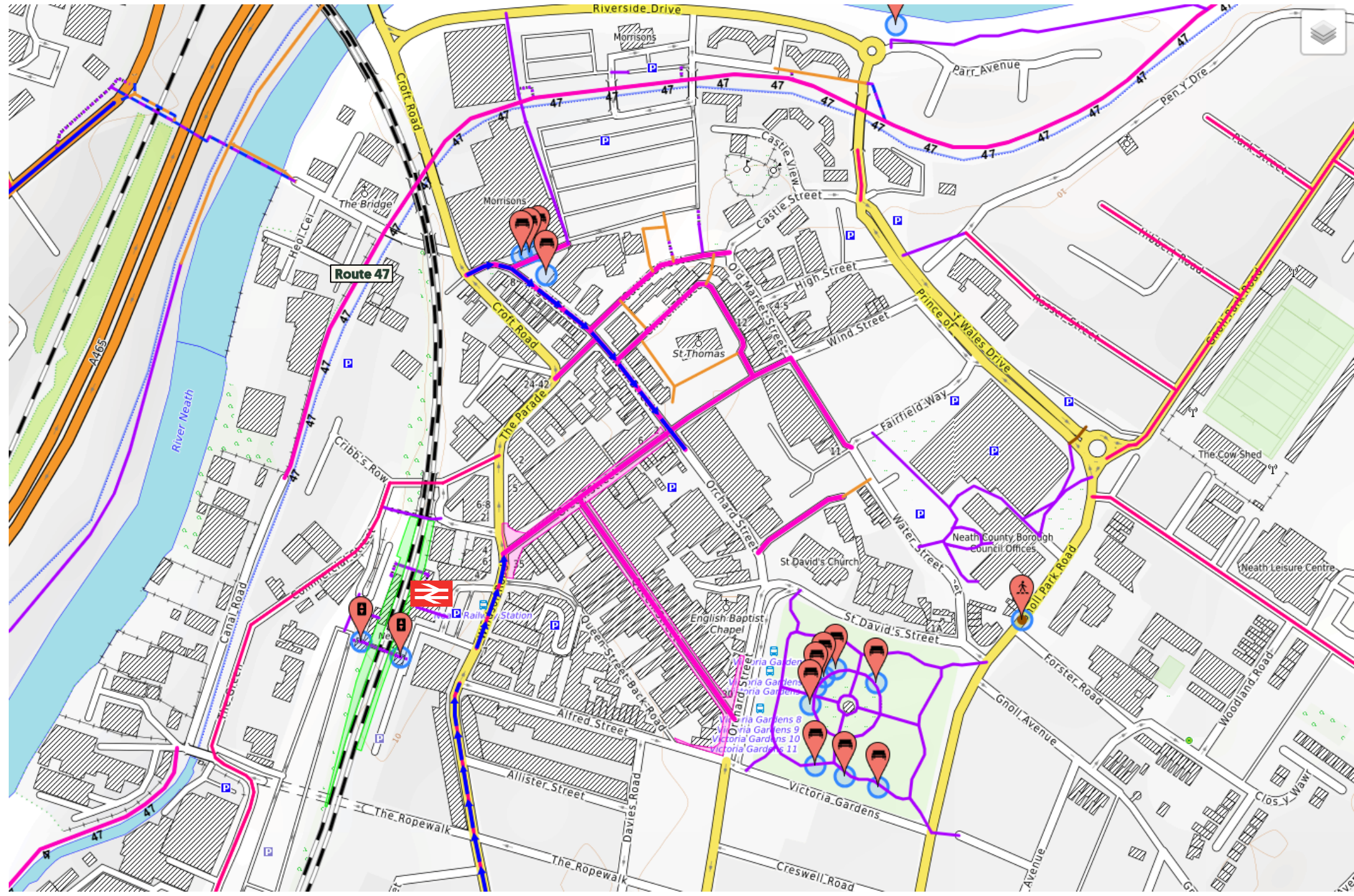
Appendix A: Active Transport and Road Networks

Appendix B: Public Transport Routes

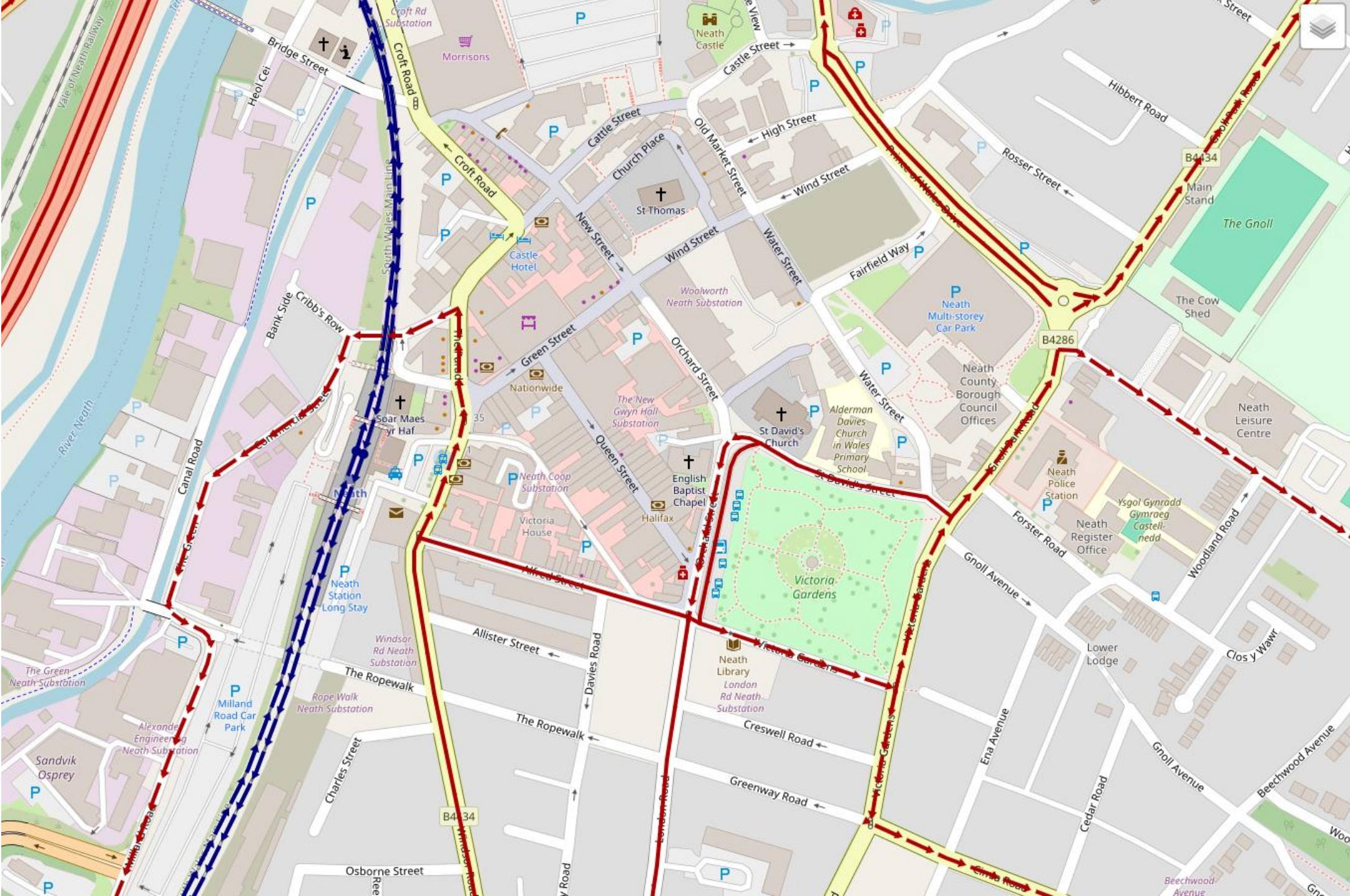
Appendix C: Local Services and Facilities

Appendix D: Local Amenities and Shops

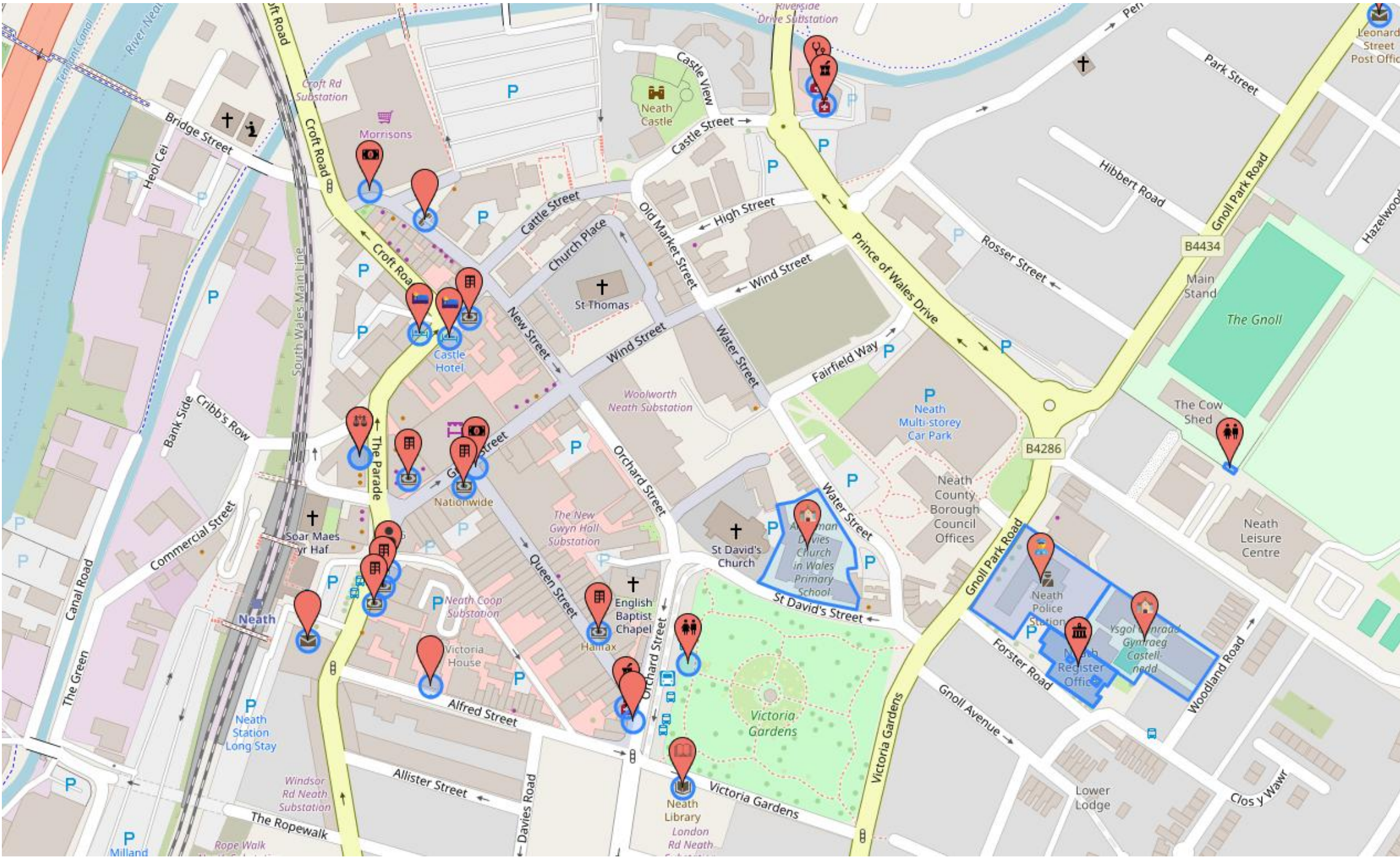
Appendix A



Appendix B



Appendix C



Appendix D

